



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

October Minutes

Thursday, October 6, 2016; 7:00 p.m.

The ninth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, October 6, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Ms. Tennor moved to approve the September 15, 2016 minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Erica Zoren

Members Absent: Bruno Reich

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, and Lewis Taylor

PLANS FOR APPROVAL

1. 15-76c – 3782 Old Columbia Pike, Ellicott City
2. 16-11c – 3630 Church Road, Ellicott City
3. 16-76 – 8069 Main Street, Ellicott City
4. 16-78 – 3845 Ross Road, Ellicott City
5. 16-79 – 8141 and 8147 Main Street
6. 11-37c – 6001 Old Lawyers Hill Road, Elkridge
7. 16-86 – Walls throughout Ellicott City Historic District
8. 16-75 – 8398 Main Street/Parking Lot F
9. 16-77 – 3794 Church Road, Ellicott City
10. 16-80 – 6500 Belmont Woods Drive, Elkridge, HO-43
11. 16-81 – 10029 Superior Avenue, Laurel
12. 16-82 – 8358 Main Street, Ellicott City
13. 16-83 – 8247 Main Street, Ellicott City
14. 16-84 – 8116 Main Street, Ellicott City
15. 16-85 – 8049 Main Street, Ellicott City

CONSENT AGENDA

15-76c – 3782 Old Columbia Pike, Ellicott City

Final tax credit claim.

Applicant: Trae Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to 1899. On December 3, 2015 the Applicant was pre-approved to repair/restore the original wood siding,

repair wood trim and repair the front porch. The Applicant has submitted documentation that \$32,216.42 was spent on eligible, pre-approved work. The Applicant seeks \$8,054.10 in final tax credits.

Staff Comments: The Applicant has submitted receipts and cancelled checks that add up to the request amount. The work complies with that pre-approved.

Staff Recommendation: Staff recommends approval of final tax credit as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-11c – 3630 Church Road, Ellicott City

Final tax credit claim.

Applicant: Gary Segal

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to 1937. On April 7, 2016 the Applicant was pre-approved to replace a garage door, replace the center sunroom window, replace wood shutters and paint the entire house. The Applicant has submitted documentation that \$12,744.71 was spent on eligible, pre-approved work. The Applicant seeks \$3,186.18 in final tax credits.

Staff Comments: The Applicant has submitted receipts and cancelled checks that add up to the request amount. The work complies with that pre-approved.

Staff Recommendation: Staff recommends approval of final tax credit as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-76 – 8069 Main Street, Ellicott City

Exterior alterations.

Applicant: Len Berkowitz

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. In April 2016 the Applicant was approved to combine two side windows on both sides of the building to create a large picture window on each side. However, prior to the work taking place the July 30 flood created a hole in the side of the building, one window over from where the approved expansion was to take place. Rather than repair this hole and create another new opening, the Applicant created the window opening in this location. As it turns

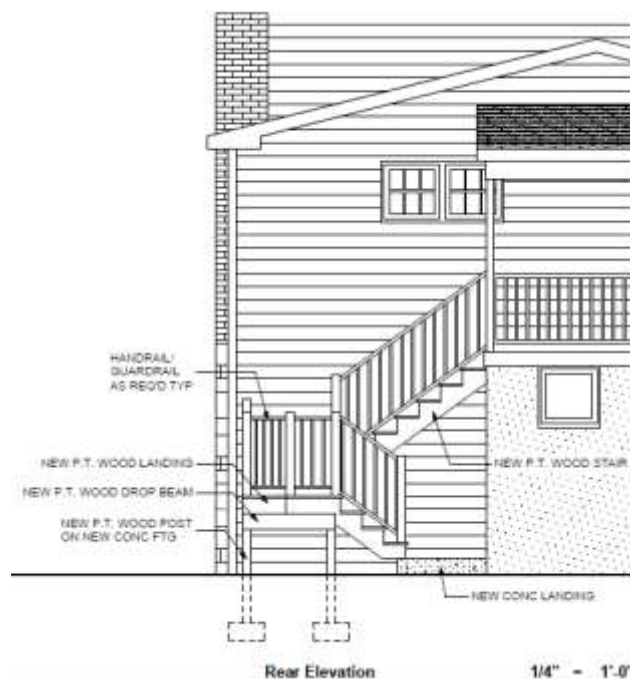


Figure 1 - Rear staircase reconfiguration

out, there are structural beams that would have prevented the original plans from taking place, but the beams were not visible prior to the flood. The Applicant seeks retroactive approval for the work.

The Applicant also proposes to replace the rear stairs that were ripped off in the flood. The stairs were subject to getting hit by cars driving through the alley. The Applicant proposes to reconstruct the staircase with two landings, turning 180 degrees, instead of rebuilding in the same manner as the existing staircase with one landing and turning just 90 degrees. The staircase will meet the ground at a slightly different location and will not be as vulnerable to being hit by passing vehicles.

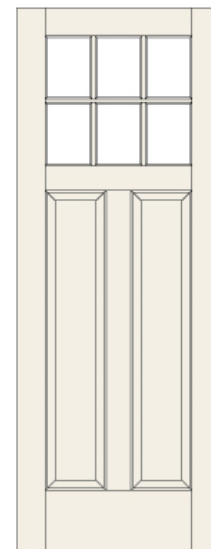


Figure 2 - Existing conditions

The Applicant also proposes to install a 6 lite over 2 panel wood door on the front of the building that would lead to the apartments above. The door will be painted blue to match the existing door. The existing door, as shown in the image below, is located on the left side of the building and is not historically appropriate.



Figure 4 - Location of proposed door



Staff Comments: This work is different from the original plans approved by the Commission, but was only done because the flood created a hole in the side of the building. Rather than repair the hole and create a new one adjacent to it, the Applicant turned the existing hole into the larger window. The large window on the alley side is now lined up symmetrically with the window on the river side of the building. The originally approved plans did not call for the windows to be lined up, but this end result is a better design for the building. The beams were not disturbed for the window opening, the size of the opening was not

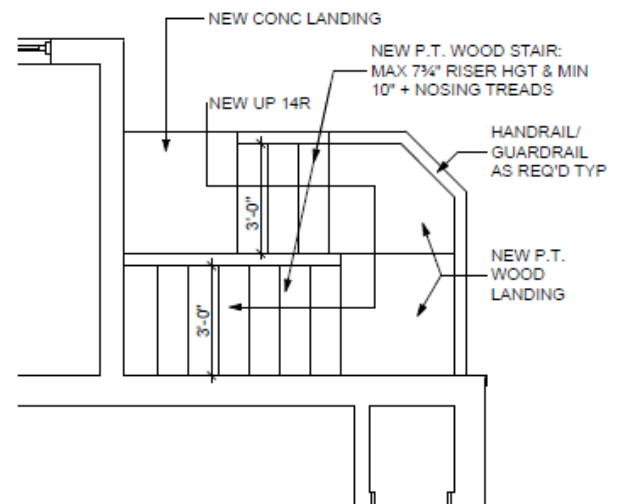


Figure 5 - Rear stair reconfiguration

limited by the location of the beams, and the window matches the one directly across from it. The window will have the same trim and all other details will remain the same from the original approval.

Likewise, the rear staircase is only being slightly altered so that passing cars will no longer hit it and the new orientation will be a safer egress for pedestrians.

The replacement door will be a historically appropriate door and is similar to the acceptable doors shown in the Guidelines. Chapter 6.G recommends against “using flush doors without trim or doors with small window openings on historic buildings... in a highly visible location.”



Figure 6 - Interior of Great Panes



Figure 7 - Interior of Great Panes

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the front door and rear staircase.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-78 – 3845 Ross Road, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Ellena McCarthy

Background & Scope of Work: This building is located in the Ellicott City Historic District. The house dates to approximately 1845. The Applicant proposes to erect an 8x12 foot shed that will be 7 feet high. The shed will have wood siding, painted a light gray with white trim and a charcoal gray asphalt shingle roof. The shed will be built on a 10x14 foot pad, built from 6x6 treated lumber filled with #57 stone gravel. The

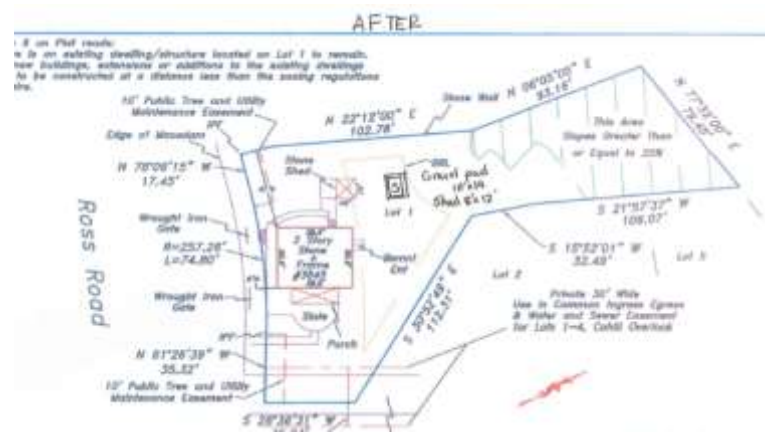


Figure 8 - Location of new shed

shed will be located in the rear yard, behind the house. The rear yard of the house is located along Ross Road, but this shed will also be built behind a historic stone outbuilding and will not be highly visible.



Figure 9 - Proposed shed



Figure 10 - Approximate location of new shed

Staff Comments: The location for the proposed shed complies with Chapter 7.C recommendations, “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback “and “design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity.” The shed will be built using wood siding, an asphalt shingle roof, metal windows and wood shutters. The materials comply with Chapter 7.C, “use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood.” The main historic house has wood siding and an asphalt roof, so the materials on the shed will be compatible.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-79 – 8141 and 8147 Main Street

Exterior alterations.

Applicant: John Fisher

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain a historic structure. According to SDAT the building dates to 1987. The Applicant proposes to replace eight windows on the second floor rear of the building with white 1:1 Andersen Series 100 composite windows made from Fibrex and three windows along the rear of the alley. The three windows on the alley will allow one entire apartment unit to have the same style windows replacing the remaining 1987 windows. These windows will match the windows approved in September to replace windows damaged from the flood. The existing windows are wood windows painted dark green.

Staff Comments: The rear of the building is not visible from a public way and the building is not historic. The Applicant was approved in September to replace windows on the first floor rear of the building using the same product. The replacement of the former wood windows with a composite window complies with Chapter 6.H recommendations, “vinyl windows may be acceptable for modern additions to historic building if the addition is to the rear of the building with little visibility from public ways or neighboring properties.” The building is modern, it is not historic. The rear of the building cannot be seen from the public way as it backs up to the river. The three windows on the alley are located at the rear of the alley on the second floor and are also not visible from Main Street. Due to the constraints in the alley, the rear second floor windows are not highly visible from the alley.



Figure 11 - Alley between buildings

Staff has no objection the window replacement as submitted due to the limited visibility and the fact that the building is not historic. However, the windows that are visible from Main Street and those located on the front of the building should remain wood and should not be replaced in any future applications. The building was designed to be compatible with the neighboring historic buildings in style and material. The Guidelines allow leniency with non-visible or low visible sides of modern buildings, but this does not apply to the front of the building.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

REGULAR AGENDA

11-37c – 6001 Old Lawyers Hill Road, Elkridge

Final tax credit claim.

Applicant: Lisa Badart

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The Applicant was pre-approved for tax credits in September 2011 when a tree fell on the house during Hurricane Irene on August 28, 2011. The Applicant was pre-approved to repair or replace the roof, exterior walls and siding, windows and doors as well as make structural repairs. The Applicant has submitted documentation that \$234,500 was spent on eligible, pre-approved work. The Applicant seeks \$23,450.00 in final tax credits.

Staff Comments: This application may qualify for the tax credit program for increase in assessed value after the completion of the work due to the total cost of the work. Staff will pass this application along to the Department of Finance for them to make a determination in conjunction with SDAT. The

cancelled checks correspond with the figures in the contractor's invoice. The Applicant's pre-approval was in 2011 when the tax credit was 10% and not the current 25%.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Lisa Badart. Ms. Badart clarified the house actually dates back to 1840-1860, although her husband believes it dates to 1875. Mr. Taylor inquired if the tax credit should be applied at 25%, but Staff clarified that the code changes stated the 25% credit was for properties pre-approved after the legislation in September 2013 and anything older was at the original 10% rate.

Motion: Ms. Tennor moved to approve the application as submitted Mr. Roth seconded. The motion was unanimously approved.

16-86 – Walls throughout Ellicott City Historic District

Advisory Comments for wall replacement.

Applicant: Mark DeLuca, Howard County Department of Public Works

Background & Scope of Work: The Applicant seeks Advisory Comments for the reconstruction and repair of walls in Ellicott City that were damaged by the July 30 flood.

Staff Comments: The Applicant seeks advice from the Commission on the reconstruction and repair of the walls that were damaged in the flood. The Applicant has not submitted any materials for consideration and simply wants to have a discussion with the Commission.

Testimony: Mr. Shad swore in Mark DeLuca with Department of Public Works (DPW). Mr. DeLuca showed slides of the walls to the Commission. He explained that the NRCS is a federal program within USDA that would assist with the repair work to the walls. Mr. DeLuca said that DPW will return to the HPC for approval for each individual wall, but he wanted to get advice for the plans at this time. Mr. DeLuca stated there are five walls that need to be repaired that have failed: Ellicott Mills Brewing Company wall (brew pub), Lot E, Lot F, Precious Gifts wall, and the wall and 84 inch culvert at the West End.

Mr. DeLuca explained that at the brew pub wall, the stream runs from Court Avenue under a building and makes a 90-degree turn and runs under Main Street and La Palapa and outfalls in Lot D. Mr. DeLuca explained how the water took down the wall at this location and explained that shoring is in place to support the brew pub structure. He explained that the part of the wall that will be fixed is County owned. He said this wall is not seen by the public and is underground and is proposed to be a cast in place wall, but will use the stone from the original wall to create a veneer for the concrete wall. Mr. DeLuca said this will be visible only from behind the dumpsters in Lot E, but it should look seamless. Ms. Tennor asked for clarity on the visibility of the wall. Mr. DeLuca said the walls are not visible from the street except from behind the dumpsters at Lot E.

Mr. DeLuca explained that in Parking Lot E there was a small wall failure. The wall was a composite of different masonry types such as cinderblock, brick and stone that was layered and not tied together. Mr. DeLuca explained that the slope has been stabilized with rip rap right now, but the wall will become an imbricated, dry stack wall. He said DPW will look for the larger stone pieces to use in the imbrication.

The next wall Mr. DeLuca discussed was the wall from Court Avenue along the Lot F walkway, which he explained is the most complicated wall to repair. He explained that the stream walls were originally

granite from local quarries. He stated this wall was a high priority for repair, but the July 30th flood washed away the north and south sections of the wall. Mr. Roth asked if the same wall was brought to the Commission before for review. Mr. DeLuca said yes it was brought to the Commission and explained that the wall will now be funded under the NRCS Grant. Mr. DeLuca showed a section of the wall that had fallen at some point in the past and was rebuilt not using any natural materials and was not tied in to any existing walls. As a result about 6 feet of the wall fell during the storm. Mr. DeLuca showed some other pictures of the wall and explained their conditions and the work that needed to be done. Mr. DeLuca said for one section DPW would like to replace it with stone, but does not think they will be able to find the same stone as it is not quarried anymore. He said that to use granite would cost around \$300 a cubic foot for new granite, which is over the price limits for the federal job. Mr. DeLuca said they propose to use a bluestone or limestone. He said they will never be able to match the color and there will always be a demarcation where the new stone is used, whether they use a black granite from New Jersey or bluestone out of a Maryland quarry.

Mr. DeLuca discussed another section of wall that did not exist and an adjacent section with a mix of types and said they need to replace all of it. He recommends this area be a cast in place wall and that could be softened up with landscaping. He said this segment is about 100 linear feet and would be a 12 foot wall and it would cost about \$300 cubic foot, which would be a \$2 million wall. With the grant, the estimate of entire wall is about \$1.6 million. Mr. DeLuca explained these considerations will be brought to the Commission for the finishing of this wall.

Mr. DeLuca then discussed the culvert and wall on the west end near Rogers Avenue and Klein Avenue. He explained that it is a 108-inch culvert. He explained the wall and culvert were also in poor condition prior to the flood and DPW was working on the wall. He said they knew the wall was going to fail, but they had funding in next year's budget. However, the wall did fail in the flood. The stream has been cleaned out and the area cannot be seen from the road. Mr. DeLuca said they can discuss the materials for the wall but that they would prefer to use a cast in place wall because the wall is not visible from the public right of way. Mr. DeLuca explained there is more predictability in how the cast in place wall will handle stress and said that this wall needs to tie into the wall that supports the neighboring house.

The last wall is the Precious Gifts wall. The channel is near Old Columbia Pike and Lot D. The channel is hidden, but the NRCS inspectors highlighted 50 feet of linear wall that needs to be repaired. Mr. DeLuca said the wall by Hi Ho Silver shop will be replaced with existing wall stone retrieved from the river.

Mr. DeLuca explained the tight timeframe of the schedule and said there are six projects to be completed with 220 calendar days. Mr. Shad asked when the application will be ready. Mr. DeLuca replied the next couple of weeks. The first wall brought to HPC will be the Brew Pub wall.

Ms. Tennor asked for clarification on the size of the culvert and the height of the new wall. Mr. DeLuca said one side of the culvert is 84-inches and the other end is 108-inches and that the height will be the same as the previously existing. He explained that an easement will need to be established since this wall is not entirely owned by the County.

Ms. Tennor asked about obtaining granite in the rip-rap area and asked if the replacement wall will have the same size of stone, even though the color of stone will vary. Mr. DeLuca explained there are a variety of stones found in that area: small, flat, large. DPW has the capability to get large stones but cannot guarantee the color. Ms. Tennor asked if the wall will be mortared. Mr. DeLuca is not clear at this moment if they will be stacked or mortared. The total height of the wall will be 12 feet.

Mr. DeLuca explained that the use of federal money requires Maryland Historic Trust (MHT) review. He said that MHT would like natural materials, but want to meet to discuss. He said that before any designs are finalized, MHT will review the plans. The County will pay for anything above the grant. Mr. Shad requested to see a copy of MHT's review.

Motion: The Commission had no formal motion as the application was for Advisory Comments.

16-75 – 8398 Main Street/Parking Lot F

Exterior alterations.

Applicant: Timothy W. Overstreet, Howard County Department of Recreation and Parks

Background & Scope of Work: This property is located in the Ellicott City Historic District adjacent to Parking Lot F, at the corner of Main Street and Ellicott Mills Drive. The property contains two historic County-owned buildings, the Thomas Isaac Log Cabin and the old stone courthouse. The Applicant proposes to remove the overgrown Burning Bush shrubs bordering the parking lot near the walkway to Main Street from parking Lot F and in front of the old stone courthouse. The Applicant also proposes to remove the shrubs located along Main Street and Ellicott Mills Drive. The Burning Bush is listed as an invasive species and has grown to a large height, blocking the view of the historic buildings and creating an impediment to pedestrian traffic. The Applicant proposes to replace the bushes with flowers.

Staff Comments: Chapter 9.B recommends “retain mature trees and shrubs. Provide for their replacement when necessary” and “...in most cases, use plant varieties native to the area.” While the Guidelines may recommend retaining mature shrubs, they also recommend using native plants. The existing Burning Bush is an invasive species and has grown too large for the space. The existing shrubs are impeding on the walkways. The removal of the shrubs will open the public space back up, creating a safer environment for pedestrians and allowing a better view of the historic buildings in this area.



Figure 13 - Google Street view from 2011



Figure 12 - Google Street view from 2011

However, Staff finds the removal of the shrubs along Main Street and Ellicott Mills Drive should be delayed until the master planning process for Ellicott City progresses and plans are made for this area as their removal does not have the same benefits as those located along Parking Lot F.

There is a dead locust tree located along the pathway from Parking Lot F to Main Street (as shown in Figure 10 above). Staff recommends this tree be removed. Chapter 9 states that the removal of dead or certifiably diseased trees is Routine Maintenance and does not require a Certificate of Approval.



Figure 14 - Current view



Figure 15 - Current view

Staff Recommendation: Staff recommends Approval of the shrubs located along Parking Lot F as shown in the above images. Staff recommends Approval of the dead locust tree along the pathway. Staff recommends the shrubs located along Main Street and Ellicott Mills Drive remain in place at this time.

Testimony: Mr. Shad swore in Tim Overstreet. Mr. Overstreet stated there are now two honey locust trees that need to be removed. He explained that annual flowers will be planted after the removal. Mr. Roth inquired about the timeframe for the Lot F master plan project. Ms. Burgess stated there was no known plan, but that an Ellicott City Master Plan could change the look of this area. Mr. Roth said that the shrubs are highly invasive and has no concern with the removal of all the burning bush shrubs immediately.

Motion: Mr. Roth moved to approve the application as submitted with the addition of the removal of two dead honey locust trees. Ms. Tennor seconded. The motion was unanimously approved.

16-77 – 3794 Church Road, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Arnold Sanders

Background & Scope of Work: This building is located in the Ellicott City Historic District. The County Architectural Historian thinks the house dates to approximately 1845. The Applicant proposes to replace the existing 20 year old roof, gutters and downspouts. The roof will be replaced with architectural shingles in a gray color to match the existing. The gutters will be replaced with white half round aluminum gutters to match the existing. There is a vinyl attic dormer window with cracked glass on the lower sash. The Applicant proposes to replace this window with an identical double hung 6:6 vinyl window.



Figure 16 - 3794 Church Road

Staff Comments: The roof is currently asphalt shingle and will be replaced with asphalt shingle, although architectural shingles will be used instead of being

replaced with the older style of asphalt roof on this house. Architectural shingles are a higher quality roofing product than the older style of shingle. The replacement of the existing asphalt shingles with a higher quality asphalt shingle in a color to match the existing is considered Routine Maintenance, per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors...and other appurtenant fixtures using the same materials and design.”

In October 2003 the Commission approved the replacement of the attic dormer true divided lite wood windows with vinyl windows with external muntins in case 03-45. Staff finds this was not an appropriate approval. If the window had been replaced with wood, the broken panes of glass could easily be replaced, versus the need



Figure 17 - View of roof

to replace the whole window. Chapter 6.H of the Guidelines recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” The vinyl window was an approved change and can be replaced in-kind without Commission approval. Staff finds it is not eligible for tax credits though as it is not a historic replacement. Staff recommends the Applicant consider installing a wood window or a clad wood window, which would be eligible for tax credits.



Figure 18 - Dormer window to be replaced

Staff Recommendation: Staff recommends Approval of the roof replacement as submitted and tax credit pre-approval for the work. Staff recommends the window be replaced with an aluminum clad wood window or a wood window rather than a vinyl window and tax credit pre-approval for the work. The Applicant may replace the vinyl in-kind to match the existing, but Staff recommends against tax credit pre-approval for the in-kind replacement.

Testimony: Mr. Shad swore in Arnold Sanders. Mr. Sanders stated he is spending \$15,000 for the roof and gutters and would prefer to replace the windows in-kind and forgo the tax credit. Ms. Zoren asked if only one window is vinyl. Mr. Sanders said both of the dormer windows are vinyl and were approved at the time. Ms. Zoren asked if he has looked into the pricing of the windows with the tax credit. Mr. Sanders said they are not interested in the tax credit. He explained that BGE says their house is the least energy efficient on the street. He said they priced out wood Pella and Anderson, which are twice as much as the replacement windows and do not provide that much difference to the energy savings. Mr. Sanders stated the material of the window cannot be detected as vinyl from the road. He said the interior seal is failing on both windows so he is going to replace both windows. Ms. Tennor asked if he anticipated the same problem of the seal breaking with the proposed windows. He said the roofer said they are good windows and will last. Ms. Tennor asked how long the existing windows have been in the building. Ms. Holmes stated the windows date to 2003.

Motion: Ms. Tennor moved to approve the application per staff recommendations for the roof and gutters and that the windows can be replaced with vinyl for no tax credit. Mr. Roth seconded. The motion was unanimously approved.

16-80 – 6500 Belmont Woods Drive, Elkridge, HO-43

Advisory comments for site development plan.

Applicant: Paul Walsky, Howard County Department of Recreation and Parks

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-43 and the building was constructed around 1738. The property is located in the Lawyers Hill National Register District, but is not located in a local historic district. This plan is before the Commission for Advisory Comments on the site development plan to install a brick patio and walkways behind the historic house. This plan has been approved by the Maryland Historical Trust, who holds an easement on the property.

Staff Comments: The proposed brick walkway complies with the Secretary of the Interior Standards for Rehabilitation, “new additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated between the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.” The brick pavers will be a red brick from Glen-Gery Brick and set on a concrete base.

Staff Recommendation: Staff supports the plan for the brick patio and walkways and finds the brick is a historically appropriate choice.

Testimony: Mr. Shad swore in Paul Walsky representing the Department of Recreation and Parks. Mr. Walsky shared that Maryland Historical Trust has approved the master plan and is currently reviewing the plans before the Commission. Ms. Tennor said the renderings show a tent structure. Mr. Walsky said the tent is temporary and will be taken down around Thanksgiving. The patio is underneath the tent. Ms. Tennor confirmed the sample pavers represent the color and not the thickness. Mr. Walsky said the pavers will be about 2 ½ inches thick. He said the goal is to provide an ADA access to the facility.

Mr. Walsky added that 5 black bollards and lighting under the tent and are in the plans for lighting and electric. Ms. Holmes asked where the bollards will be located in tent. Mr. Walsky said the bollards will be located at the corners to provide electricity. Ms. Holmes asked if the bollards will be black and Mr. Walsky state they will be Georgetown Green, which actually looks black.

Mr. Tennor asked if this area needs to have a stormwater run-off mitigation plan. Mr. Walsky said they have had an engineering consulting firm work on the stormwater management. He explained the plan will have a non-rooftop disconnect to allow sheet flow to soak into the ground. Ms. Tennor asked if there was a change in grade from the edge of the paved area to the lower part of the lawn. Mr. Walsky said it slopes about 1.6% to 1.7% away from the building. There were no other comments from the Commission.

Motion: The application is for advisory comments and the Commission had no objections to the plan.

16-81 – 10029 Superior Avenue, Laurel

Advisory comments for subdivision with demolition.

Applicant: Trinity Quality Homes

Background & Scope of Work: According to SDAT the building at 10029 Superior Avenue dates to 1904. This house will be demolished in order for a road to be constructed to provide access to a 10 unit townhouse development located on the neighboring parcel.



Figure 21 - Similar era and style home located on Superior



Figure 22 - Similar era and style home located on Superior



Figure 19 - House to be demolished

Staff Comments: There is a mix of housing types along Superior Avenue, but there are several examples of this folk Victorian style along the street. It does not appear there is another location to put the private access road as the slope of the Scaggsville Road parcel is too steep. However, the demolition of this house will result in the loss of a historic type from this street, of which there are only a few remaining. The architectural historian has not had a chance to visit and document the house, so the interior condition of the house is unknown at this time. Staff recommends the house be relocated elsewhere on the parcel if possible, or offered to any parties that may be interested in moving the house.

Staff Recommendation: Staff finds the house should not be demolished and represents a historic architectural type in the neighborhood that is not commonly found anymore.



Figure 20 - House to be demolished

Testimony: Mr. Shad swore in Rob Vogel. Mr. Vogel supplied additional photos of house. He explained the adjacent property is landlocked even though it fronts Old Scaggsville Road. He said this is due to the topography and wooded area, which makes access not practical. He said they had several site visits with DPZ's Development Engineering Division, who recommended the developer obtain the adjacent property to obtain access to Superior Avenue. Mr. Vogel said the developer will try to find someone who would like the house and to relocate it. He said the only place to relocate it on site would be within the open space, but that the neighborhood liked the idea of the open space area being open to them with a tot lot and sidewalk to Superior Avenue to serve as an amenity they had access to. Therefore, he didn't find relocation on site would be practical. He said the developer would assist with anyone wanting to relocate the house.

Mr. Shad inquired on the timeframe for the demolition. Mr. Vogel said the project would be about two years, so there is plenty of time to make a relocation happen. Ms. Tennor asked if staff had comments on how to illicit interest in relocation. Ms. Burgess said an advertisement could generate public interest.

Ms. Zoren asked if the developer considered obtaining a different parcel that was not historic to gain access to the site. Mr. Vogel said there was effort in seeking a different parcel but there was no success.

Tim Keane was sworn in to share that the two women who owned the house approached the developers to offer their house so that they could move. Mr. Keane said a community meeting was held and there was no objection to the removal of the house nor were there offers to obtain a different parcel. Ms. Zoren asked why access couldn't be gained directly from Old Scaggsville Road. Mr. Vogel said a driveway to two house have lesser road requirements, but this community needs 26 feet width of road and the slope and woods need to be removed for the private road. He said the private roads need to adhere to public road standards. Mr. Vogel said the other issue is lack of sight distance coming down Old Scaggsville Road. Ms. Zoren asked if the existing driveway will remain. Mr. Vogel said yes and the developer will give an easement for permanent access so the owner has his own driveway. Ms. Zoren asked if the driveway could be shifted so that it is not located where the historic home is currently located and instead move it closer to the property line. Mr. Vogel said there is no way a public road would fit. Ms. Zoren asked if a property line adjustment could be made. Mr. Keane said the neighbor may not want to remove his fence and dense landscaping. Mr. Vogel said the buffer is being utilized for storm water management and for a landscape entrance feature.

Ms. Zoren said she would like to see an alternative scheme presented that saves or attempts to save the house and urged the Applicant to think creatively. She said that there is a lot of area on the subject property and properties around it, an existing driveway remaining in place, and said that maybe with retaining walls and lowering the grade of the homes, saving the house could be accomplished.

Mr. Roth stated that trading off the historic house for a driveway to 10 houses in an infill development in this neighborhood is not a good trade . He does not want to see the house demolished.

Mr. Vogel said that they have spent a lot of time trying to find a suitable access and access from Old Scaggsville isn't possible. He said that keeping the house and putting a road next to it does not work together. Mr. Shad asked if there was any consideration to decrease the number of homes so that the development fit the character of the existing neighborhood. Mr. Keane said there could be 9 tightly places single family homes. Mr. Shad said there should be consideration for the existing character of the neighborhood. Ms. Zoren said this design would be the densest development in the area. Mr. Vogel said Pilgrims Ridge is a very dense townhouse community nearby. Ms. Tennor asked why the paving for the Giddings property cannot be tied into the community. Mr. Vogel said they did not want to be tied in and that it is a private road to serve 10 townhouses and it must be a public road to serve a single family detached housing. Mr. Bennett asked if the community association would have to pay for the road. Mr. Vogel said the community liked the private road and the community said there is no place for a school bus stop. Mr. Vogel said they will create a school bus standing pad and area for the bus to turn around.

Motion: This application is for Advisory Comments. The Commission would like to see an attempt to save the house with there being so much open space and existing driveways around the property.

16-82 – 8358 Main Street, Ellicott City

Relocate three air conditioning condensers.

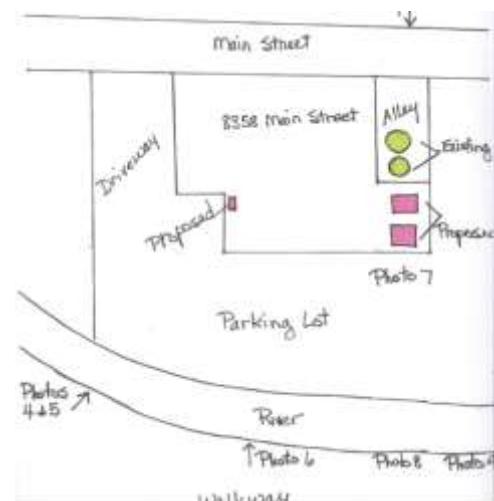
Applicant: Kathleen Taylor

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to relocate three air conditioning condensers as a result of the July 30 flood, which left the building 7 feet under water. There are currently two condensers located on the ground in an alley off of Main Street. The existing condensers are visible from Main Street. The Applicant proposes to move those units to the roof on the back of the building. The third condenser is located under the side porch and the Applicant proposes to replace it with a smaller condenser and install it on the east side of the roof behind the chimney. The application explains that the “roof has been inspected by John L. Schneider [engineer] – report to follow when received.”

Staff Comments: Chapter 6.M of the Guidelines (page 49) recommends, “whenever possible, install equipment out of sight of public ways or other properties.” The condensers will all be located on the rear of the building and will be more out of sight of the public way than they are now as they currently are highly visible from Main Street. The rear of the property has some visibility from the river and sidewalk behind it, but the visibility is from a distance, not up close. The condensers will be moved to the roof in order mitigate for any future water damage. For this scenario Chapter 6.M recommends, “if rooftop equipment would be visible from ground level, screen it with an appropriately designed architectural screen that blends with the building.” The Applicant did mention screening as an option, similar to those used on other buildings, but did not submit any specific specs for use on this building. Chapter 6.M recommends against “installing equipment on a roof section visible from a public way, unless no other option exists.” In this scenario the existing equipment is highly visible from Main Street, but the Applicant proposes to move it to the rear of the structure, which does have some visibility from the public way behind the building. Given the style of building and the roof pitch the equipment will be moved to, Staff is unsure if screening would cause more harm than good in terms of aesthetics. The building is more appropriate for this equipment than the current location and will be visible, even without screening. Staff is unsure if another option exists, but recognizes the equipment off the ground is a necessary flood mitigation tactic and that the work will not be highly visible. The parking lot shown in the graphic to the right is a private rear parking lot for this building only.



Figure 20 - Rear of structure where condensers will be moved



The rear of not be highly that moving

Figure 21 - Site plan showing location of condensers

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: The Applicant could not attend the meeting. Ms. Tennor asked for clarification on the proposed location and Ms. Holmes explained the proposed placement. Mr. Roth stated this application

was moving in the right direction. Ms. Zoren suggested using the design of the porch railing as a screen for the AC units. Mr. Taylor asked what color the AC units will be. Staff did not know as the application did not specify. Mr. Taylor stated the Commission could continue the application until the next meeting when the Applicant could be present. Ms. Burgess said the application is an emergency and may not be able to wait until next meeting. The Commission discussed screening and Ms. Burgess asked what kind of screening the Commission would like to see. Ms. Burgess called the Applicant, who said the unit on the side of the building by the chimney is the size of a suitcase. Ms. Burgess said that Ms. Taylor is fine with the railing concept and any concept the Commission decides on. Ms. Burgess explained that Ms. Taylor thinks the unit will be gray or silver in color but she does not have quotes or products picked out yet. Ms. Taylor will follow any stipulation given by the Commission.

Motion: Ms. Zoren moved to Approve the Applicant's proposed location of the mechanical units with screening in the form of a railing to match the design and color of the railing on the building. The color of the mechanical units is subject to Staff approval. The railing applies to the two units on the shed roof. Mr. Roth second. The motion was unanimously approved.

16-83 – 8247 Main Street, Ellicott City

Exterior alterations to rear porch. Tax credit pre-approval.

Applicant: Pauline Jacobs

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. This building sustained damage in the July 30 flood and the Applicant previously came before the Commission to make repairs to the building. The Applicant now seeks approval to modify the repairs to the rear porch. The rear porch will not be replaced in-kind to match the existing. Instead, the porch will be installed smaller to only accommodate emergency egress from the apartments in the building. The roof on the existing porch will not be added back on. The Applicant seeks tax credit pre-approval for the work.



Figure 22 - Rear porch

Staff Comments: The Applicant came before the Commission on September 15, 2016 for approval and to make repairs to the building as a result of the July 30 flood. The Applicant is now before the Commission to alter the previously approved repair plans. The drawing in the application shows that the Applicant proposes to rebuild the second floor rear porch only in front of the door and then bring the stairs down to the ground below. It is unknown how long this rear porch has been on the building, there was no documentation in the file. The recommendations in the Guidelines are geared toward front porches, which are character defining elements of buildings. This porch is located on the rear of the structure and is not highly visible, nor is it a character defining element of the building. Chapter 6.F of the Guidelines states as a possible exception, "removing a historic porch that is too deteriorated to reasonably repair. If the porch is integral to the design of the building, replace it with a new porch similar in style, scale and detail." Staff does not find this porch is integral to the design of the building as it is located on the rear of the structure and is not highly visible. Therefore, Staff has no objection to the altered reconstruction of the porch. The Commission will need to determine if this work is eligible for tax credits. Based on the location of the back 2nd floor door and the distance a staircase spans, Staff has concern the new

staircase design lands on the adjacent neighbor's property. Although the adjacent property is owned by the applicant, DILP will not approve permits for work that cross over the individual buildings property line. Staff recommends the staircase design stay within the property boundary.

Staff Recommendation: Staff recommends Approval of the porch reconstruction as submitted if the staircase is within its property boundary.

Testimony: The Applicant was not in attendance. The Commission discussed the new deck and staircase placement. Ms. Tennor asked why the stair and landing was designed to extend toward 8249 Main Street instead of toward the other side. Ms. Holmes explained that the direction the stairs face is the quickest egress to the side street and parking area, whereas extending the stair toward the other side of the building would put someone along the river and farther from the street and make egress more difficult. The Commission agreed that the Department of Inspections, Licenses and Permits would deal with any encroachment issues in rebuilding the staircase.

Motion: Ms. Tennor moved to approve the application as submitted per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved.

16-84 – 8116 Main Street, Ellicott City

Exterior repairs. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Charlene Townsend

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1830. The building was damaged in the July 30 flood. The Applicant proposes the following repairs:

- 1) Replace the missing 6 panel wood door that leads to the apartments, as shown in the photo above prior to the flood. The new door will be a 6 panel door, but the arrangement of the panels will be different than the missing door. The previously existing door had two long panels on the top of the door, 2 panels at the bottom of the door and two small panels in the middle. The proposed door has two small panels at the top of the door, 2 long panels in the middle and 2 long panels bottom of the door.
- 2) The existing main front door to the retail shop (1 lite over 3 vertical panels) will be repaired and will not be replaced. The glass on this door was broken in the flood and will be replaced with one 44 inch wide by 60 inch high window with ¼ inch clear laminated safety glass.
- 3) Replace two 76-inch wide by 114-inch high windows with ¼ inch clear laminated safety glass windows.

Staff Comments: The replacement of the glass in the windows and main front door are considered Routine Maintenance per Chapter 5 of the Guidelines, "repair or replacement of roofs, gutters, siding, external doors and



windows... and other appurtenant fixtures using the same materials and design.” The front door is not an in-kind replacement as the design of the panels will be different. Chapter 6.G recommends, “when repair is not possible, replace historic doors and entrance features with features of the same size, style and finish.” Repair of the door leading to the apartments is not possible, as the door was lost in the July 30 flood. Staff recommends the door be replaced with a door to match the historic style. However, it is recognized that a door is needed on the building and the proposed door is a historic style of door and would not be out of place on the building. The door will be the same size and will remain a wood door. Generally the style of the door will remain similar, but it will not be an exact replica.

This application will be sent to the Maryland Historical Trust (MHT) for approval for the Façade Improvement Program and MHT may not approve the proposed replacement style of door for Façade funding since it is not the exact same as the door that previously existed.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Charlene Townsend. Ms. Townsend stated the door was thrown out by mistake by a volunteer during the flood clean-up. Ms. Townsend stated she found the best replacement door possible that was solid wood. Ms. Zoren asked if the original door was a flat door with trim on top. Ms. Townsend said the door was very old and was solid carved in door and not a surface trim. Ms. Zoren asked if Ms. Townsend said that she looked at a salvage source store to find a replacement door. Ms. Zoren expressed concern at using a modern door and asked if Ms. Townsend would be satisfied with an off the shelf door instead of a custom made door to match the previously existing. Ms. Townsend said that she would be happy to have a door again. Ms. Townsend explained that the labor for the trim and the door is missing, so she will need to submit new quotes to HPC staff. Ms. Tennor asked if the intent is to paint with in-kind colors. Ms. Townsend said yes.

Motion: Ms. Tennor moved to approve the application as submitted with tax credit pre-approval for the work. Mr. Roth seconded. The motion was unanimously approved.

16-85 – 8049 Main Street, Ellicott City

Exterior repairs, tax credit pre-approval. Façade Improvement Program.
Applicant: Mark Hemmis

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930, although it was significantly altered after being damaged in Tropical Storm Agnes. This building was damaged in the July 30 flood and has issues with water entering the basement during non-flood events for several years.



Figure 23 - 2011 Google Street view



Figure 24 - Historic photo showing building before 1972

There used to be a brick wall extending off of the main building that concealed an outdoor space and created a barrier to the basement steps. This wall was hit by a car and a wood wall was erected in its place, as shown in Figure 24 and 25 below.



Figure 25 - Previously existing brick wall

Water infiltrates into the basement through the wood fence/wall. The Applicant therefore proposes to remove the wood wall and install a concrete footer topped with a vertical board fence.

The Applicant also proposes to replace the exterior wood stairs leading to the second floor and rebuild using horizontal pickets on the railing instead of the existing vertical pickets. The change in picket style was recommended by Ken Short, the County Architectural Historian, as being a more historically appropriate style.

Staff Comments: The Guidelines do not specifically address this situation. However, the fence will conceal an area that is used for the restaurant business. The Guidelines for Equipment and Hardware in Chapter 6.M are most applicable for this scenario. Those Guidelines recommend, “use landscaping or low fencing to screen ground level equipment place in a location visible from a public way.” The vertical board fence will screen this area. However a taller fence will better screen as this area is directly adjacent to the sidewalk and is highly visible. Staff finds the concrete footer and fence qualify for the tax credits as they will aid in keeping water from entering the building. Staff does not find the rebuilding of the exterior staircase would qualify as it is not a historic part of the building.



Figure 26 - Wood wall constructed in place of brick wall

The drawing submitted shows a 'new deck elevation' where there is currently no deck but the Applicant clarified that was an error and should be removed from the application.

Staff Recommendation: Staff recommends approval as of the concrete footers and vertical board fence, pending receipt of additional information on an appropriate color being used for the fence. Staff recommends approval for the rebuilding of the staircase and new railings and pickets. Staff recommends tax credit pre-approval for the concrete footer and fence.

Testimony: Mr. Shad swore in Mark Hemmis.. Ms. Holmes asked if the fence will be painted green to match the existing wall. Mr. Hemmis said that he would prefer that the wood remain natural with just a stain. Mr. Hemmis gave an overview of the various alterations that the building has had over the years. Mr. Hemmis explained that there was a brick wall that was hit by a car several years ago and collapsed the wall. He explained that water comes in the back of the building and goes into the basement with the brick wall gone. Mr. Hemmis said that the new wood wall will hide most of the stair and will be built to the height of the brick connecting wall. Mr. Hemmis said the gate will remain, as it was not damaged by the car hitting the wall. Ms. Holmes said tax credit could be applicable for the stairs because the Applicant is building a more historically accurate style as recommended by the County Architectural Historian.

Motion: Mr. Roth moved to approve the application as submitted with Staff approval for the stain of the fence. Ms. Tennor seconded. The motion was unanimously approved.

OTHER COMMISSION BUSINESS

- 1) Consideration of Council Bill 67-2016, which is an act providing that certain minor alterations are exempt from the Historic Preservation Commission certificate of approval requirement; defining certain terms; clarifying that there shall be an Executive Secretary of the Historic Preservation Commission; adding that certain landscape features are eligible property for reasons of qualifying for certain tax credits; making certain technical corrections.
 - a. Ms. Amy Gowan, DPZ Deputy Director, said the public hearing for Council Bill 67 is October 17th. The work session is October 24. The Council vote will be November 7th and because it is an emergency Bill, it would go immediately into effect upon vote. Mr. Taylor explained the proposed legislation and minor alteration process. Mr. Roth said that he wants the Bill to include that the Commission will be notified in writing that an application has been added to the website for review. Mr. Taylor stated that it is his understanding that the Commission is in support of the letter, with the modification that there be an amendment that provides for direction notification to the Commissioners of any notification of a minor alteration by Staff. Ms. Tennor moved to approve letter as amended. Mr. Roth seconded. The motion was unanimously approved.
- 2) rECovery Project feedback
 - a. Phil Nichols from the County Executive's Office, who has been working on the recovery efforts in Ellicott City, came to speak to the Commission. He explained what is currently happening in the recovery period and that they are gathering ideas from community stakeholders on what Ellicott City will look like moving forward and asked the Commission to fill out the project idea sheets that were passed out. The Commission discussed the flood in Ellicott City.

- 3) Annual vote for positions of Chair, Vice-Chair and Secretary. Mr. Roth moved to table this vote until the October 20th meeting. Ms. Tennor seconded the motion. The motion was unanimously approved.

Mr. Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 10:13pm

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary